

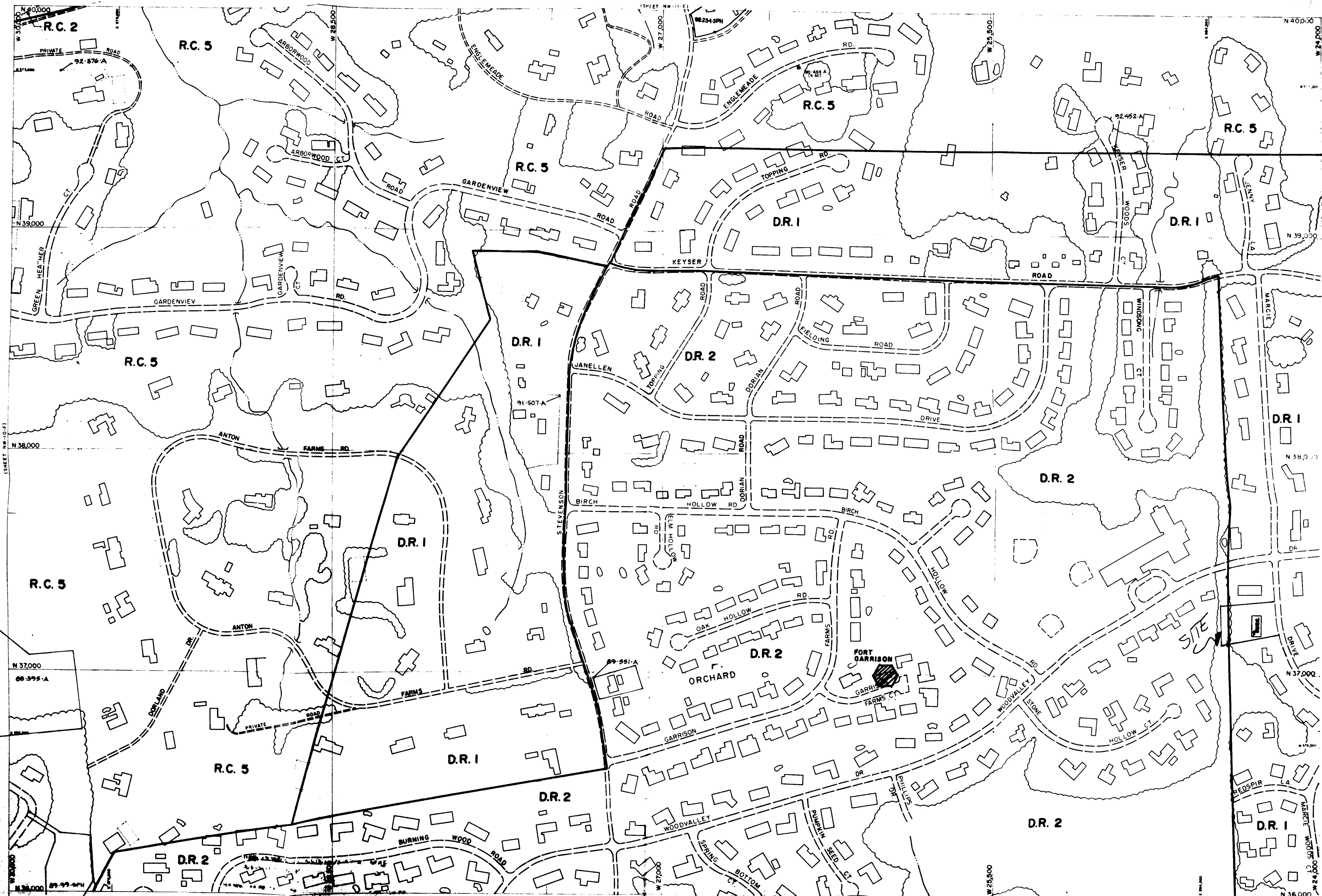
94-491-A



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	STEVENSON	N.W.
DATE OF PHOTOGRAPHY JANUARY 1986	# 479	10-E



Q-NW
S-SW

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-JORDAN, INC. BALTIMORE, MD. 21210

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

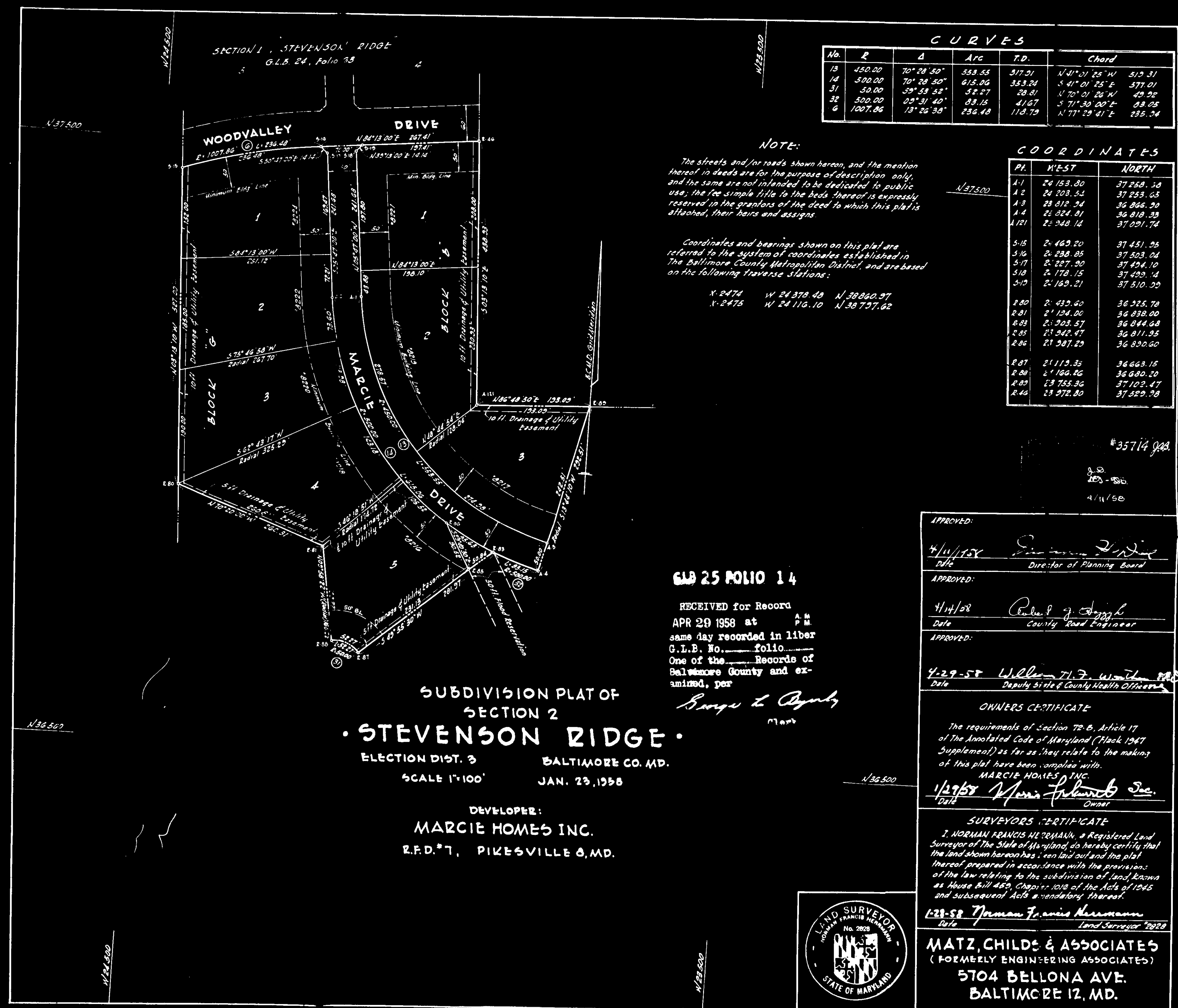
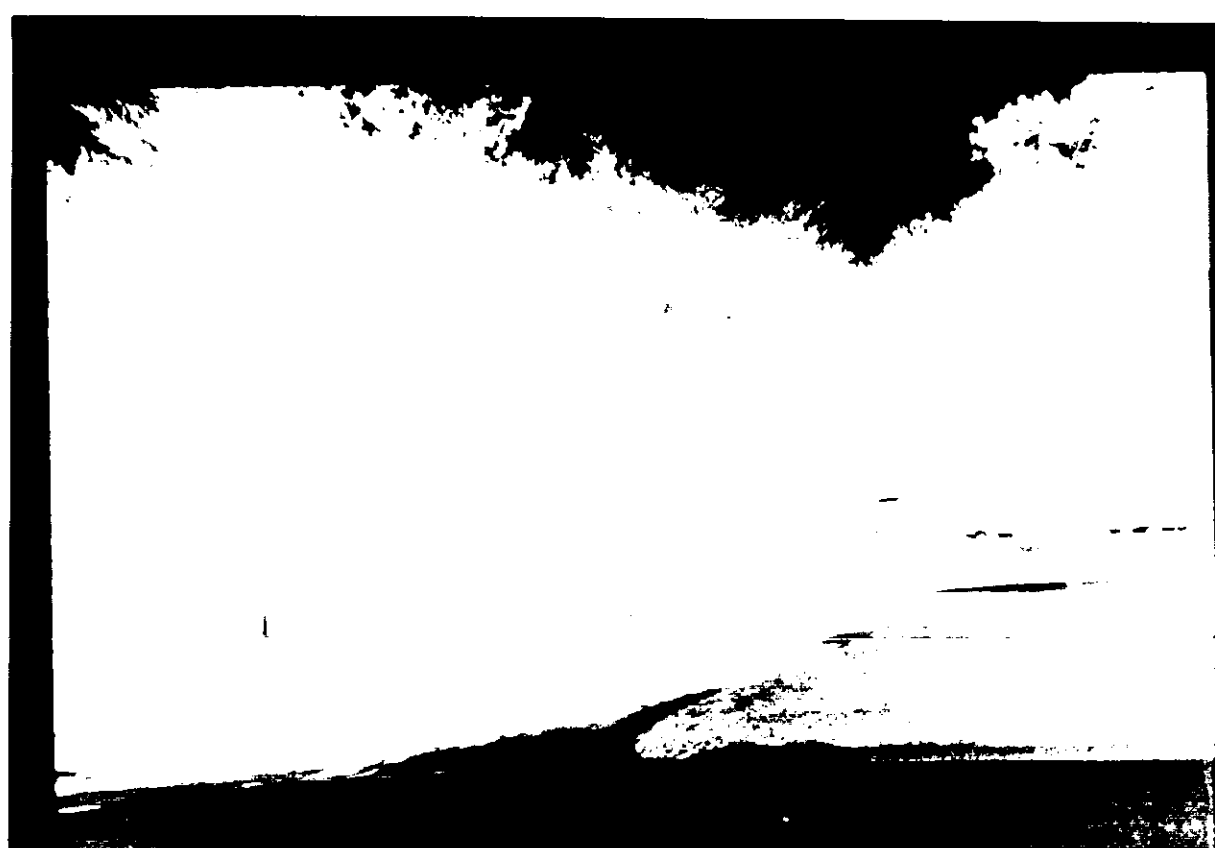
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

William A. Harrel
Baltimore County Council

SCALE 1" = 200' ±	LOCATION STEVENSON	SHEET NW 10-E
DATE OF PHOTOGRAPHY JANUARY 1986	#479	

94-491-A



Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 17, 1994

Ms. Eleanor Gann
8222 Marcie Drive
Baltimore, MD 21208-1944

RE: Case No. 94-491-A, Item No. 479
Petition for Administrative Variance
Petitioner: Eleanor Gann

Dear Ms. Gann:

The above-referenced petition and accompanying plans were accepted for filing on June 3, 1994 and a hearing was scheduled accordingly. Respectively, the Zoning Advisory Committee (ZAC) has reviewed those plans. Enclosed are copies of the comments received to date from the reviewing agency/agencies offering or requesting information on the petition. These comments are not intended to indicate the appropriateness of the zoning action requested, but rather to ensure that all parties, i.e., zoning commissioner, attorney, and/or petitioner, are aware of any issues that may have a bearing on this case. Should we receive any additional information, comments, they will be forwarded to you immediately. (Comments that are not informative are placed in the case file; you will not receive a copy.)

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1. The director of the Office of Zoning Administration and Development Management has instituted a system whereby those zoning attorneys who regularly file petitions that comply with all aspects of the zoning regulations and petition(s) filing requirements can file their petition(s) with this office without the necessity of a preliminary review by zoning personnel. However, previous staff reviews and violations must be identified at that time.

Baltimore County Government
Fire Department

700 East Joppa Road, Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 06/17/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, MD 21204
MAIL STOP-1109

RE: Property Owner: SEE BELOW

LOCATION: SEE BELOW

Item No.: SEE BELOW

County: Annapolis

Comments:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING: 1111 H. BROOKS RD, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490.

RECEIVED
JUN 14 1994
ZADM

REVIEWER: LT. ROBERT E. SARTORIUS
Fire Marshal Office, PHONE 472-4981, RS-1109F

cc: File

Printed on Recycled Paper



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

6-10-94

Ms. Charlotte Minton
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No: 479 (MSK)

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
DAVID N. RAMSEY, ACTING CHIEF
John Contestabile, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: June 14, 1994

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

94-491-A

The Office of Planning and Zoning has no comments on the following petition(s):
Item Nos. 448, 462, 463, 464, 468, 470, 471, 472, 473, 474, 477, 478, 479 and 480.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: Jeffrey M. Long

Division Chief: Gary Kerns

PK/JL:lw

ZAC 448/PZONE/ZAC1

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

We, being the neighbors of Mrs. Eleanor Gann, 8222 Marcie Drive, Pikesville, Maryland, 21208, fully support her in her attempt to be granted a zoning variance for the proposed garage addition.

We have reviewed the plans and fully understand Mrs. Gann's need for a garage. We feel as though the addition of the garage will add to the beauty of her home and her safety, and in the end can only benefit her.

We feel it is her best interest, and in the best interest of the neighborhood for her to be granted approval for the garage.

Alvin Lazarus
Aline Lazarus
8224 Marie Drive
Sam Lazarus
(410) 484-3850

AGENDA/WORKSHEET

Check wording ☒

Fill in filing date ☒

Estimated time ☒

Attorney & number ☒

Prior hearings ☒

Violation ☒

Development ☒

Alternative name ☒

Case number: 94-491-A

Hearing/Close date ☒

TYPEWRITTEN WORK

Administrative List* ☒

Notice Case Number* ☒

"mailed to parties" ☒

Index Cards* ☒

1 card w/plot to Dave* ☒

1 card alphabetical* ☒

1 card numeric* ☒

Month 2C Document** ☒

Notice/AD copy* ☒

Notice to parties** ☒

AD copy to AD bin** ☒

Index Cards** ☒

1 card, plot to Dave** ☒

1 card alphabetical** ☒

1 card numeric** ☒

NO STAR - BOTH

*ONE STAR - ADMINISTRATIVE

**TWO STARS - OTHERS

94-491-A

Plat to accompany Petition for Zoning Variance Special Hearing

PROPERTY ADDRESS: 8222 MARCIE DRIVE

Subdivision name: STEVENSON RIDGE

plat books 22, folios 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

OWNER: GANN, ELEANORE

KEYS RD

WOODVALLEY DR

MARCIE DRIVE

EXT. DWG. # 8222

25' 12"

15'

45'

145.8'

247.70'

106'

10' - EASEMENT

DR. 1

DR. 2

94-491-A

North date: 6/1/94 prepared by: NBC Scale of Drawing: 1" = 50'

LOCATION INFORMATION

Election District: 3

Councilmanic District: 2

1"=200' scale map: NW 10 E

Zoning: DR 1 / DR 2

Lot size: 932 square feet

SEWER: ☒ ☐

WATER: ☒ ☐

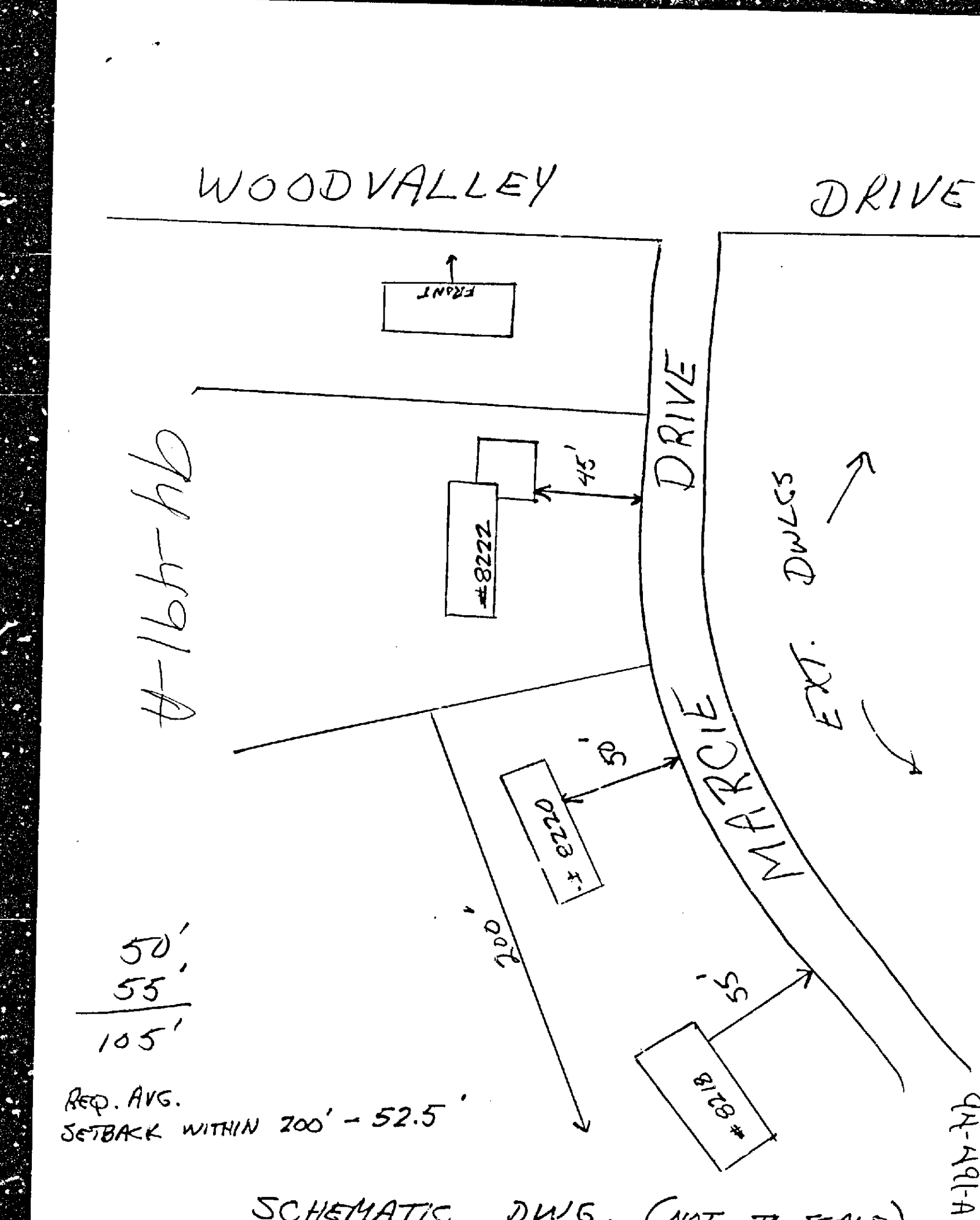
Chesapeake Bay Critical Area: ☐ ☒

Prior Zoning Hearings: ☐

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

MSK 479



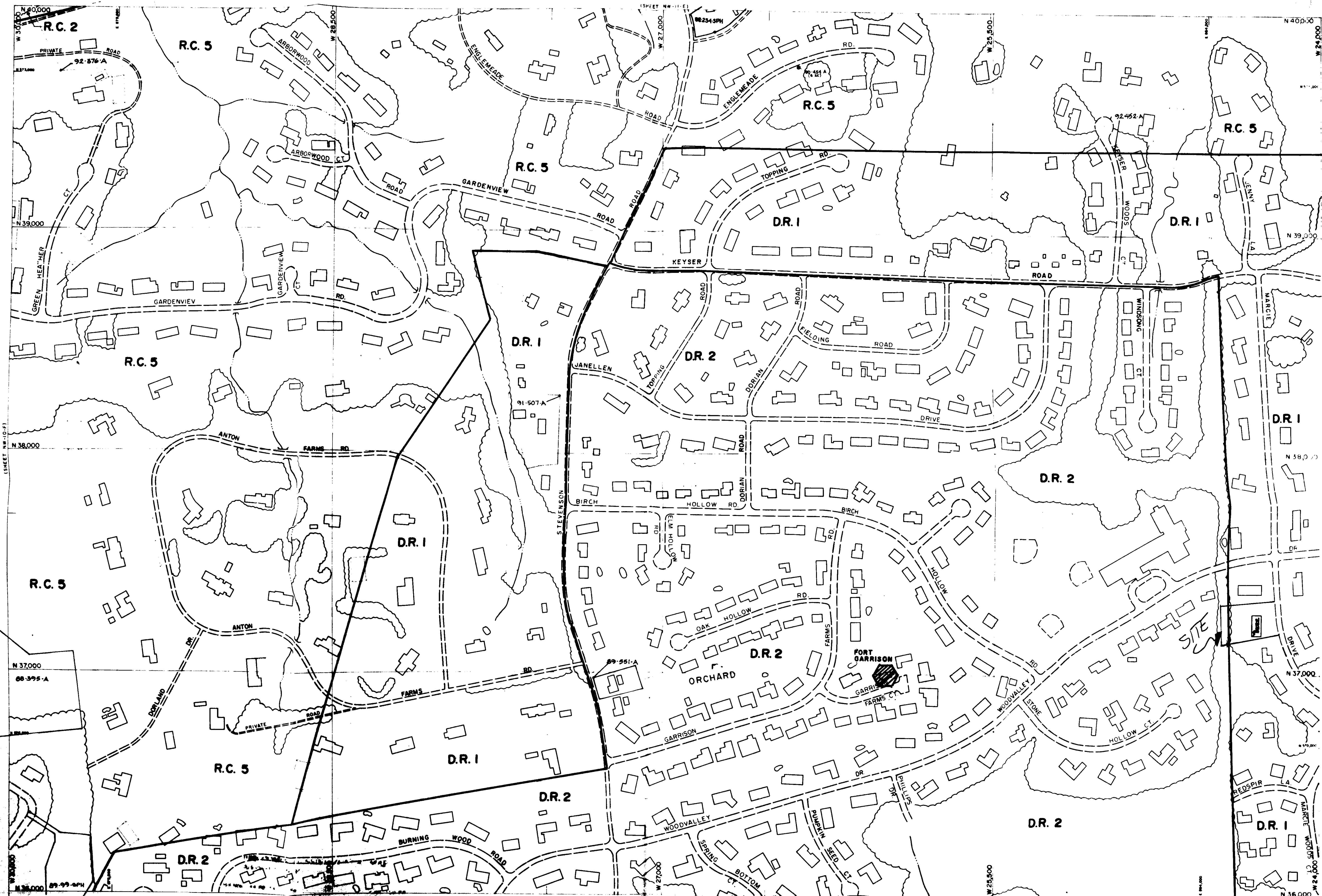
94-491-A



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DATE OF PHOTOGRAPHY JANUARY 1986	# 479	10-E



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S-SW

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BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
 Adopted by the Baltimore County Council
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William A. Harrel
 Baltimore County Council

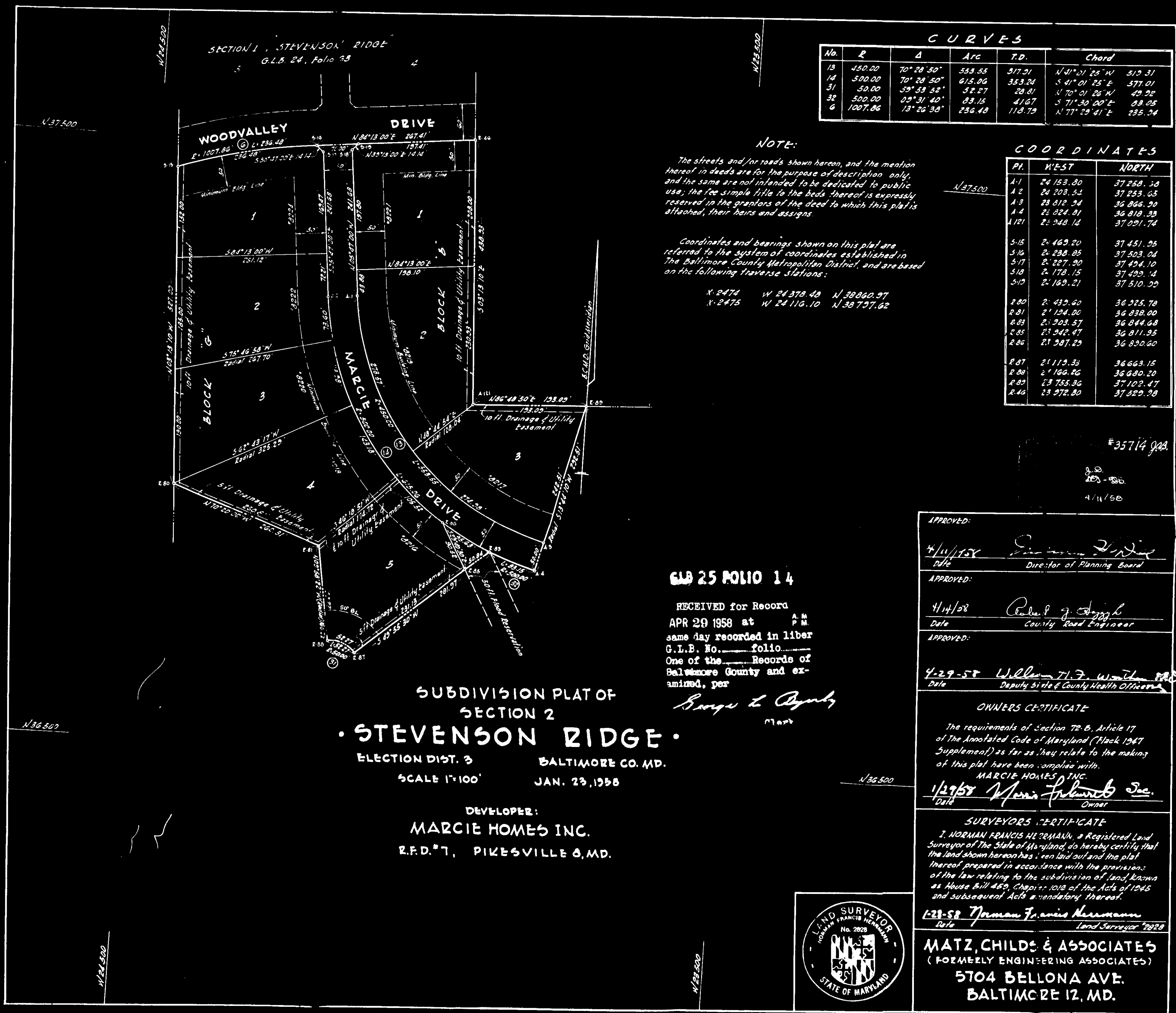
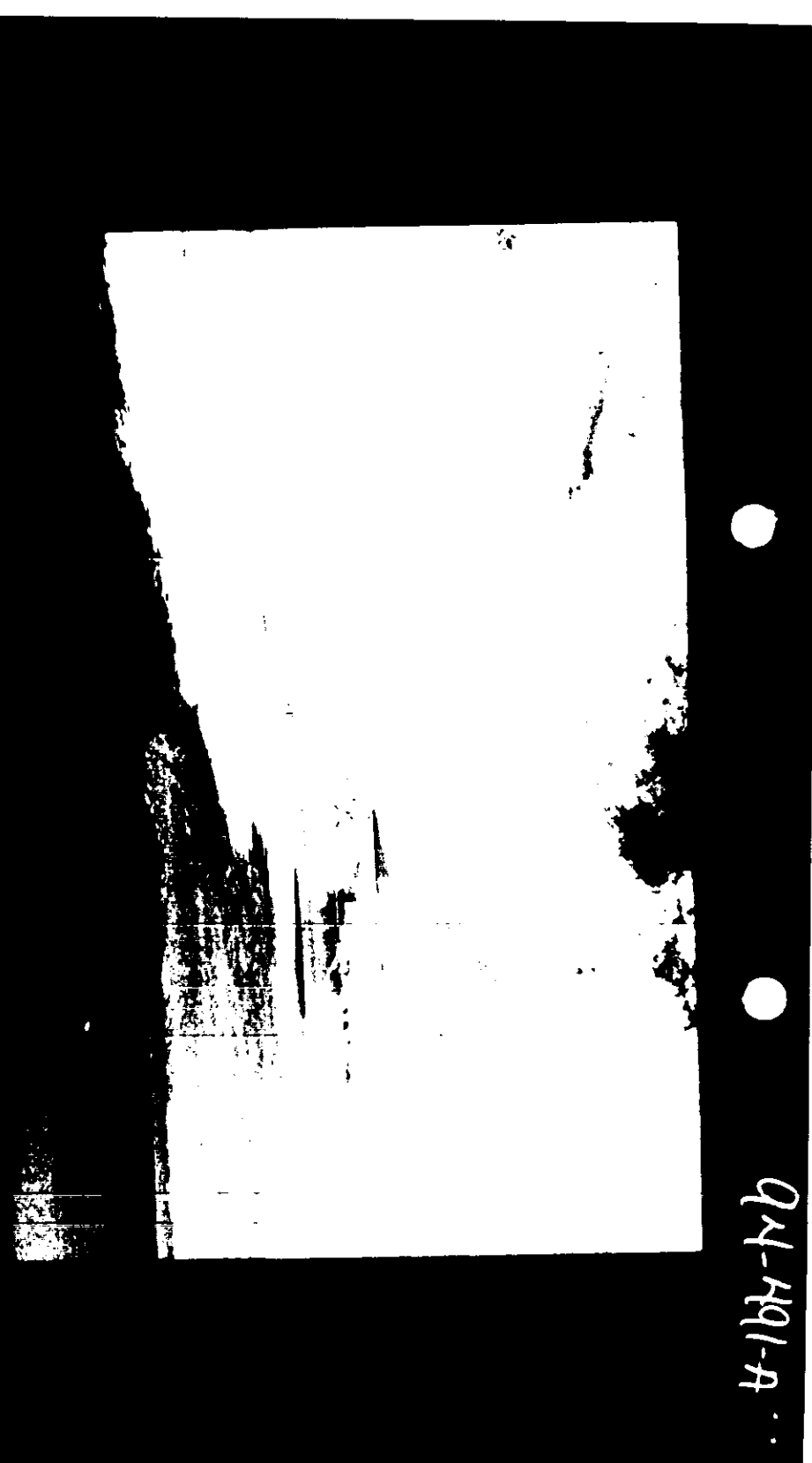
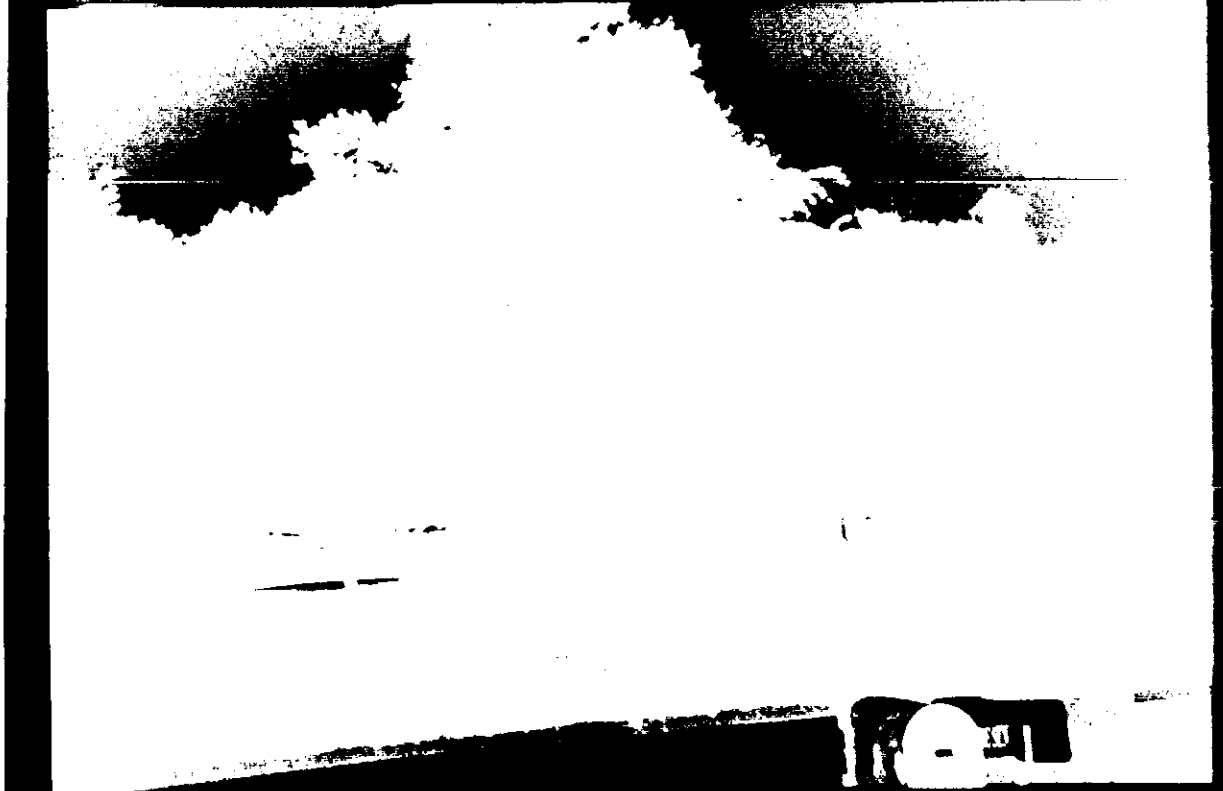
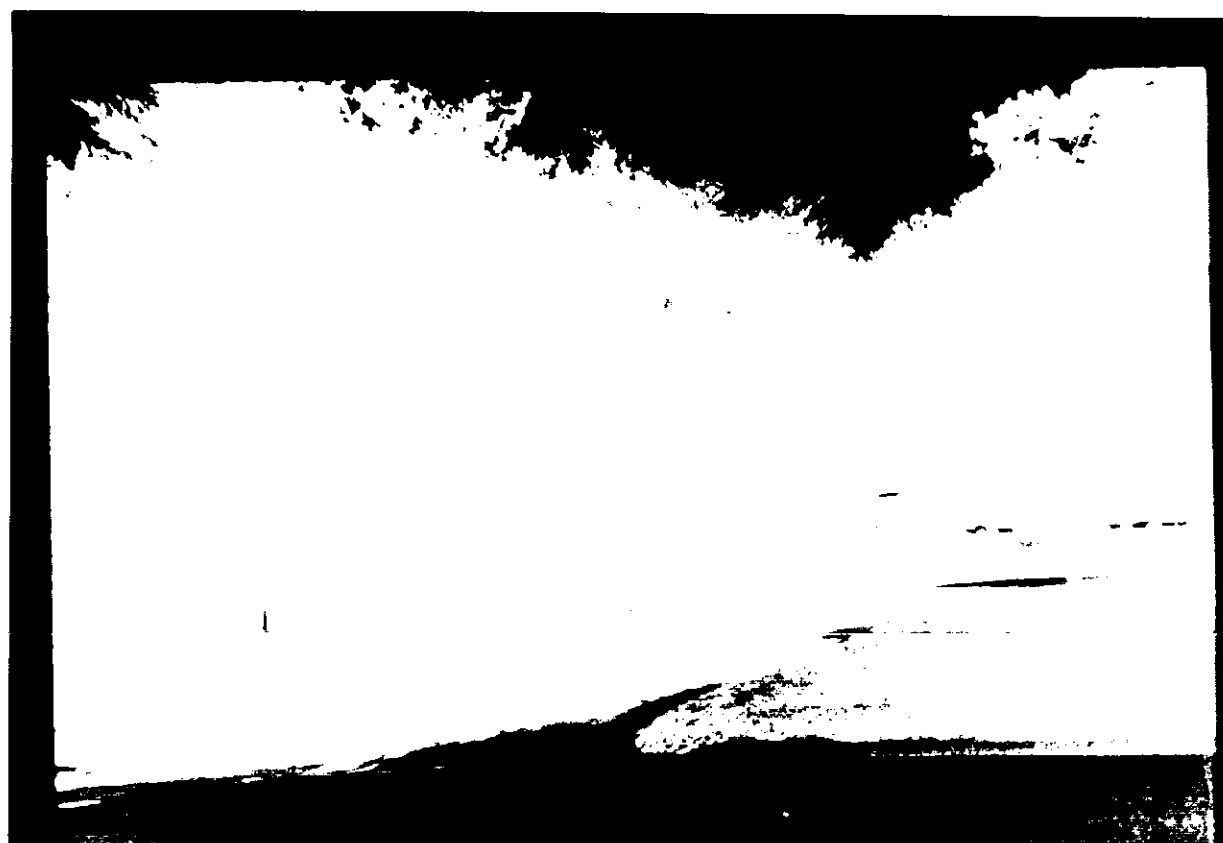
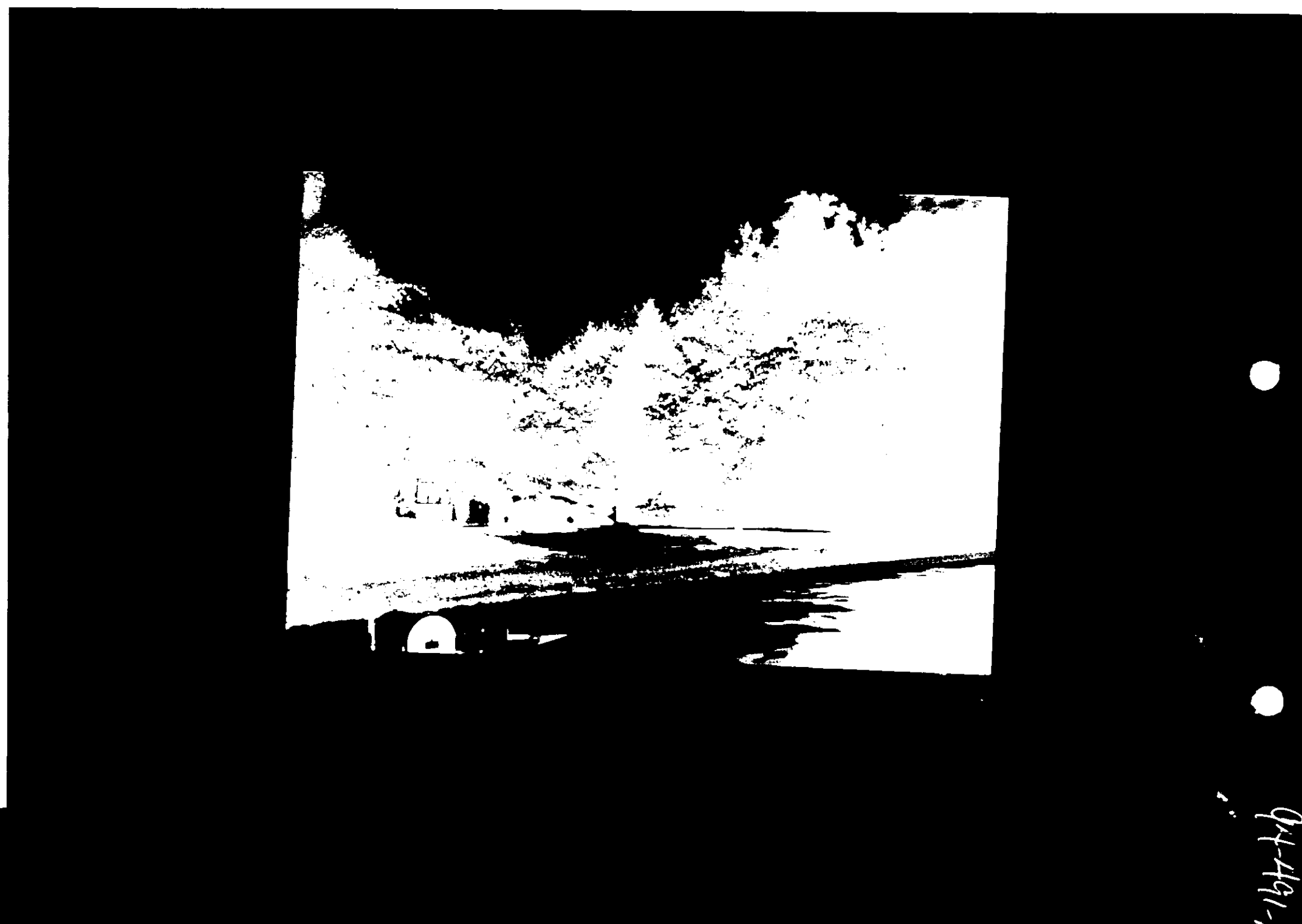
SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
STEVENSON
#479

SHEET
N.W.
10-E

94-491-A



4-164-76

#479

IN RE: PETITION FOR RESIDENTIAL
ZONING VARIANCE
W/S Marcie Drive, 220 ft. S of
471 of Woodvalley Drive
8222 Marcie Drive
3rd Election District
2nd Councilmanic District
Eleanor Gann
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 94-491-A
*
* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Eleanor Gann for that property known as 8222 Marcie Drive in the Stevenson Ridge subdivision of Baltimore County. The Petitioner/property owner herein seeks a variance from Section 1802.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 45 ft., in lieu of the required setback of 52.5 ft.; a minimum side yard setback of 13 ft., and a sum of side yard setbacks of 45 ft. in lieu of the required 20 ft. and 50 ft., respectively, for an attached garage, as more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioner having filed a petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of

the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 3rd day of June, 1994 that the Petition for a Zoning Variance from Section 1802.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 45 ft., in lieu of the required setback of 52.5 ft.; a minimum side yard setback of 13 ft., and a sum of side yard setbacks of 45 ft. in lieu of the required 20 ft. and 50 ft., respectively, for an attached garage, all in accordance with Petitioner's Exhibit No. 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioner shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

-2-

3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LES/mmm

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113, Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

June 29, 1994

Mrs. Eleanor Gann
8222 Marcie Drive
Baltimore, Maryland 21208-1944

RE: Petition for Administrative Variance
Case No. 94-491-A
Property: 8222 Marcie Drive

Dear Mrs. Gann:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

Lawrence E. Schmidt
Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
encl.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 3rd Date of Posting: 6/14/94
Posted for: Variances
Petitioner: Eleanor Gann
Location of property: 8222 Marcie Drive, 471
Location of Sign: Being installed on property being zoned
Remarks:
Posted by: [Signature] Date of return: 6/18/94
Number of Signs: 1



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County for the property located at 8222 Marcie Drive which is presently zoned D.R. 1/2

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3B, (303.1 & 202.7+202.3, R-40) to permit a front yard setback of 45' in lieu of the required average setback of 52.5'; a minimum side yard setback of 13' and a sum of side yard setbacks of 45' in lieu of the required 20' and 50', respectively, for an attached garage, as more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

See reverse side

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contact Purchaser/Lessee
Type or Print Name: _____
Signature: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Attorney for Petitioner
Type or Print Name: _____
Signature: _____
City: _____ State: _____ Zip Code: _____
Address: _____ Phone No: _____
City: _____ State: _____ Zip Code: _____
Address: _____ Phone No: _____

We do solemnly declare and affirm, under the penalties of perjury, that we are the legal owner(s) of the property which is the subject of this Petition.
Legal Owner(s)
Type or Print Name: Eleanor Gann
Signature: [Signature]
Address: _____
City: _____ State: _____ Zip Code: _____
Signature: _____ (410)
8222 Marcie Drive 484-0766
Baltimore, Md 21208-1544
City: _____ State: _____ Zip Code: _____
Name: _____
Address: _____ Phone No: _____
City: _____ State: _____ Zip Code: _____
Address: _____ Phone No: _____

A Public Hearing having been requested and/or held to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be posted.

Zoning Commissioner of Baltimore County

ITEM #: 479

REVIEWED BY: [Signature] DATE: 6/2/94
ESTIMATED POSTING DATE: 6/2/94

Printed with Soybean Ink
on Recycled Paper

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereon in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/does presently reside at: 8222 Marcie Drive
Baltimore, Md 21208-1544

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

I, Mrs. Eleanor Gann, respectfully request this zoning variance for a garage onto the side of my house. I am another woman & weary for my safety. The security this garage would provide will alleviate my apprehensions with my arrival home late at night when I must unlock my front door & enter my house alone. Also, I am concerned that the presence or absence of my car in my driveway draws attention when the house is unoccupied & makes it more attention to the street. & by the way, the garage to house will also make my movement during bad weather. Enclosed is a letter from my neighbor in support of my endeavor.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature: _____
Type or Print Name: Eleanor Gann

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:
I HEREBY CERTIFY, this 27th day of May, 1994, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Eleanor Gann

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.
Date: 5/27/94
Notary Public: [Signature]
My Commission Expires: 9/1/94

Beginning on the west side of Marcie Drive,
fifty (50) feet wide, at the distance of
220 feet south of the centerline of Woodvalley Drive,
Being Lot 2, in Stevenson Ridge as recorded in
Plat Book 25, Folio 14. Also known as 8222
Marcie Drive containing .932 acres in the 3rd Election
District.

479



Baltimore County
Zoning Administration &
Development Management
121-121 Liberty Avenue
Towson, Maryland 21204

Date: 6/3/94

Gann, Eleanor - 8222 Marcie Drive
010- 825 Variance - \$50.00
000- 153m p.d. - \$35.00
Total - \$85.00

Account: R-014150

Number

Item Number: 479

Taken In By: [Signature]

0340380174M1CHRC
BA C010:22AM04-03-94

\$85.00

Cashier Validation